

Proposed Shoreland Protection District Related Amendments
to the 2022 Greensboro Zoning Bylaw

GPC Meeting 2/13/2024

CLEAN COPY

This document contains only pages on which there are amendments related to the Shoreland Protection District and land adjacent to lakes >10 acres in Greensboro, which is covered by the Town's municipal delegation agreement with the VT Department of Environmental Conservation under the VT Shoreland Protection Act.

Includes changes to:

§2.6 Resource Districts,

§2.7 Shoreland Protection District,

§3.9 Protection of Water Resources,

Article 8 Shoreland Protection District Regulations.

Eligo Lake SPD – Boundary Description

Eligo Lake Resource District – Boundary Description

§ 2.6 Resource Districts

(A) Description. The Resource Districts encompass lands with unique and important Greensboro natural resources. These districts include lands in the immediate vicinity of Long Pond, Horse Pond, Mud Pond, and the eastern shore of Eligo Lake. In order to lessen development pressures on these lands and to preserve the natural features and habitats as stated in the Town Plan, twenty-five acres minimum residential density will be required. See the District Maps and Boundary Descriptions for the Resource District and the Eligo Lake Resource District.

(B) Purpose. The Resource Districts have been established to protect the unique and important natural resources found in these areas, including Long Pond, and to lessen development pressures on these lands.

<p>1. Permitted Uses:</p> <p>2. Accessory Dwelling Unit <i>[see §4.2]</i></p> <p>3. Accessory Use or Structure</p> <p>4. Agriculture <i>[see §3.6]</i></p> <p>5. Dwelling, Single Family</p> <p>6. Dwelling, Two Family</p> <p>7. Forestry <i>[see §3.6]</i></p> <p>8. Home Child Care¹</p> <p>9. Home Occupation <i>[see §4.7]</i></p> <p>10. Residential Care or Group Home²</p> <p>11. Signs up to 2 sq. ft.</p>	<p>(C) Conditional Uses:</p> <p>All conditional uses should be conditioned with close adherence to the objectives stated in (A) above.</p> <p>1. Cemetery</p> <p>2. Commercial Use <i>[see §4.4]</i></p> <p>3. Home Business <i>[see §4.5]</i></p> <p>4. Retail Business</p> <p>5. Signs larger than 2 sq. ft.</p> <p>6. Telecommunications Facility <i>[see Article 7]</i></p> <p>7. Onshore shoreland buffer re-establishment & bank stabilization projects <i>[see §8.7]</i></p>
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(E) Dimensional Standards

Minimum Lot Size	twenty-five acres
Minimum Lot Width	500 feet
Minimum Pond Frontage, Long Pond Lots	500 feet
Minimum Setback from Centerline of a Public or Private Road Right-of-Way	50 feet
Minimum Setback from any other lot line	50 feet
Minimum Setback from Public Water Body	See Section 3.9
Minimum Setback from Long Pond, for Structures	300 feet
Maximum Height of Structures	35 feet

¹ Up to six children

² Up to eight residents

§ 2.7 Shoreland Protection District

(A) Description. The Shoreland Protection District is comprised of lands contiguous to and in the immediate vicinity of Caspian Lake and the western shore of Eligo Lake. See the District Maps and Boundary Descriptions for the Caspian Shoreland Protection District and the Eligo Shoreland Protection District. See Article 8 for additional regulations governing this district.

(B) Purpose. The Shoreland Protection District is established to:

1. Preserve vegetation and natural cover of the shores adjacent to Caspian Lake and the western shore of Eligo Lake in order to protect surface water resources and prevent pollution;
2. Recognize the extreme vulnerability of lakeshore properties to erosion;
3. Preserve or improve the natural stability of shoreline;
4. Prevent degradation of water quality;
5. Preserve the undeveloped wooded vegetation views both to and from the lakes and to avoid problems resulting from continued development of the lakeshores which would cause natural and scenic resource degradation; and
6. Retain the mix of residential/summer homes as well as the recreation uses traditional to these lakes while protecting wildlife habitats, conserving the natural scenic beauty that currently exists along the shorelands, and conserving the open fields and undeveloped forest viewsheds within the Town of Greensboro.

<p>(C) Permitted Uses:</p> <ol style="list-style-type: none"> 1. Accessory Dwelling Unit <i>[see §4.2]</i> 2. Accessory Use or Structure 3. Agriculture <i>[see §3.6]</i> 4. Dwelling, Single Family 5. Dwelling, Two Family 6. Forestry & Silviculture <i>[see §3.6]</i> 7. Home Child Care¹ 8. Home Occupation <i>[see §4.7]</i> 9. Residential Care or Group Home² 	<p>(D) Conditional Uses:</p> <p>The DRB must find that the district’s purposes will be protected through erosion controls, supplemental planting, protection of existing vegetation, and/or other measures.</p> <ol style="list-style-type: none"> 1. Boathouse <i>[see §8.7]</i> 2. Cemetery 3. Essential Service 4. Public Building 5. Recreational Facility 6. Nonconforming structure 7. Onshore shoreland buffer re-establishment & bank stabilization projects <i>[see §8.7]</i>
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¹ Up to six children
² Up to eight residents

Proposed GREENSBORO ZONING BYLAW- Draft 2/7/2024

(E) Dimensional Standards

Minimum Lot Size	one acre
Minimum Lot Width and Minimum Shoreline Frontage	100 feet
Minimum Lot Depth	200 feet
Minimum Setback from Centerline of a Public or Private Road Right-of-Way	50 feet
Minimum Setback from any other lot line	20 feet
Minimum Setback from Lakes (Eligo and Caspian) except Boat Houses	150 feet
Minimum Setback from Lakes (Eligo and Caspian) for Boat Houses	25 feet
Maximum Height of a Single Family Dwelling	30 feet
Maximum Height of Boathouse	15 feet
Maximum Height of All Other Structures within 150' of the Lake	20 feet
Maximum Height of All Other Structures beyond 150' of the Lake	30 feet
<p>1. No portion of any structure within 50 feet of the Lake shall be increased in height.</p> <p>2. A Single Family Dwelling shall not exceed 2500 square feet of total habitable floor area⁴, or the existing total habitable floor area, whichever is greater.</p>	

⁴ Excluding garage and/or accessory apartment

§ 3.9 Protection of Water Resources

- (A) **Purpose.** The purpose of this section is to prevent undue or human caused soil erosion, improve water quality, help maintain a healthy ecosystem, increase public safety, and help prevent or minimize property loss adjacent to water bodies caused by natural occurrences.
- (B) **Waters Regulated By This Bylaw.** The water bodies regulated by this Section §3.9, and required setback and buffer distances, are listed in Table 3.1 below. For Caspian Lake and the western shore of Eligo Lake, see Article 8, Shoreland Protection District Regulations. The width of Shoreland Buffer Zone shall exceed the listed buffer if it includes a Bluff or Steep Slope. In that case, the Shoreland Buffer shall include the entire Bluff or Steep Slope and all land located up to 25 feet from the top of the Bluff or Steep Slope.

TABLE 3.1 Regulated Water Bodies, Setbacks and Buffers

Lakes & Ponds	Setback Distance	Buffer Distance
Long Pond	300'	150'
Horse & Mud Ponds	150'	150'
Little Eligo Lake	150'	150'
Eastern shore of Eligo Lake	300'	150'

Rivers & Streams	Setback Distance	Buffer Distance
Lamoille River Cemetery Brook Esdon Brook Greensboro Brook Mud Pond Brook Paine Brook Porter Brook Sawmill Brook Skunk Hollow Brook Tate Brook Withers Brook Whetstone Brook Wright Brook Stanley Brook Unnamed perennial streams (any water course which has water present, flowing or frozen, all year long)	50'	50'

(C) Regulations.

- 1. Setbacks from Affected Waters.** All structures, roads, driveways, and any other Impervious Surface shall be set back as required in Table 3.1.

2. Vegetation Buffer

- (a) Within the buffer area (excepting Long Pond, see below), existing healthy trees, shrubs, and ground cover shall be maintained and enhanced by selective cutting, pruning, and appropriate planting;
- (b) No trees may be cut or brush cleared within the buffer' of Long Pond without the permission of the Development Review Board, who will grant such permission only if necessary for the health or safety of plants, animals, or the pond itself. Aesthetic or financial considerations will not receive an exemption from this provision. This restriction does not apply to the state fishing access;
- (c) In the event that the area within the vegetation buffer has already been disturbed and has an existing use, including, but not limited to, a field, lawn, powerline, or access, such use may be maintained but shall not be expanded. New lawns shall not extend into the buffer;
- (d) Dead or dangerous trees may be removed. Stumps of trees cut within the vegetation buffer shall be left in the ground.
- (e) Planting and/or seeding shall be allowed in the vegetation buffer area. However, the use of fertilizers is prohibited within the buffer.
- (f) All new plantings shall be of non-invasive species.
- (g) The creation of beaches shall be prohibited (per state regulation).

3. Measurement. The vegetation buffer in this section of the bylaw shall be measured as follows:

- (a) For lakes and ponds the measurement shall be horizontally from the Mean Water Level to the closest point of the development in question;
- (b) For named and unnamed streams the measurement shall be horizontally from the top of bank.

4. Natural Berm on Lakes and Ponds. On the shorelines of lakes and ponds, there shall be no cutting into, disturbance of, or removal of any natural berm separating the lakeshore property from the lake or pond itself. The provisions within #2 above ('Vegetation Buffer') shall apply to Natural Berms.

5. Shorelines and Streambank Stability. Per state regulation, no activities shall be allowed which may contribute, either temporarily or permanently, to the destabilization of the existing shoreline or streambank. Prior to beginning an activity that may have an impact beyond the shoreline or streambank at mean water level, a permit must be obtained from the Watershed Management Division of the Dept. of Environmental Conservation. Projects requiring a permit include, but are not limited to, the construction or maintenance of a boat access, retaining wall, boathouse, pier, or permanent dock. Seasonal docks are generally not subject to approval.

6. Access Footpaths Through the Vegetation Buffer. Creation and maintenance of one (1) footpath per parcel to provide water access is allowed and does not require a permit. The footpath shall not exceed 5 feet in width including stairs, landings, and platforms and shall be constructed according to Shoreland Best Management Practices to prevent erosion, control runoff, and absorb water. See §8.7A for Access Footpath requirements and permitting for additional Access Footpaths. See Vermont Department of Environmental Conservation's Shoreland Best Management Practices publication, *Planning Pathways*.

7. Wetlands. Any development or clearing projects within a Class I or Class II wetland or associated wetland buffer (100' and 50' respectively) shall only occur in compliance with the Vermont Wetlands Rules. A state permit from the Watershed Management Division of the Department of Environmental Conservation may be required. The Greensboro Wetlands Map can be viewed at the Town offices.

8. Regulations for Lakes Greater than 10 Acres. The provisions of this subsection §3.9(C)(8) apply within the Protected Shoreland Area of Long Pond, Horse Pond, Mud Pond, Little Eligo Lake and the eastern shore of Eligo Lake. The Protected Shoreland Area includes all lands within 250 feet from the Mean Water Level. The Shoreland Buffer Zone for each Lake includes all lands within 150 feet from the Mean Water Level. Development on the above Lakes shall comply with the provisions of Article 8 with the following exceptions:

- a. All new impervious surface must be located a minimum of 300 feet from the mean water level on Long Pond and the eastern shore of Eligo Lake except as otherwise expressly allowed under Article 8 or under a state permit.
- b. No boathouses will be allowed on the shoreland of Long Pond, Horse Pond, Mud Pond, Little Eligo Lake and the eastern shore of Eligo Lake.

§ 3.10 Structures and Uses per Lot

No lot shall have more than one primary use or structure unless it can meet density and setback requirements for each such use or structure unless specifically allowed by this Bylaw. Second and subsequent principal uses (even if otherwise permitted) require a Conditional Use permit.

§ 3.11 Wastewater and Potable Water Systems

The State of Vermont has ‘universal jurisdiction’ over sewage and water systems. State regulations as contained in the “Wastewater System and Potable Water Supply Rule” shall be followed.

§ 3.12 Height Exceptions

The height limitations of these Regulations shall not apply to barns and silos, private home antennae, spires, belfries, steeples, cupolas, water tanks, ventilators, chimneys, solar equipment, windmills, transmission towers, flag poles, or other appurtenances not used for human occupancy up to a maximum of 50 feet. Windmills over 35 feet in height shall require a conditional use review. Within the Shoreland Protection District, the only exception to height limitations shall be for chimneys.

Article 8 - Shoreland Protection District Regulations

§ 8.1 Applicability

The regulations of Article 8 shall apply to all land in the Town of Greensboro defined as the Shoreland Protection District which is comprised of lands contiguous to and in the immediate vicinity of Caspian Lake and the western shore of Eligo Lake. See Maps and Boundary Descriptions for the Caspian Shoreland Protection District and the Eligo Shoreland Protection District in the Appendix. In addition to the regulation of Land Development, this article provides standards for the creation of Impervious Surface and Cleared Area, the removal of vegetation, and the minimization of damage to lakes and shorelands caused by erosion.

§ 8.2 Purpose

See §2.7(B) of this Bylaw for the purposes of the Shoreland Protection District.

§ 8.3 Definitions

The definitions of the following terms pertain to shoreland protection provisions in Article 8 and §3.9 applying to Lakes greater than 10 acres in the Town of Greensboro. Each term that is defined in Section §8.3 of this bylaw will be capitalized throughout Article 8 and §3.9.

Access Footpath: A narrow path for pedestrians.

Area of Encroachment: The total area which a structure covers within the Shoreland Buffer Zone when viewed from overhead. The area is measured in square feet in a horizontal plane and includes the structure's footprint plus roofs and roof overhangs and any appendages including, but not limited to, porches, decks, balconies, landings and steps, cantilevered spaces beyond a structure's footprint, attached garages and storage spaces, and adjacent patios.

Boat House. A structure at or near the Shoreline used for the storage of boats and related items. Boat House includes any structure which was approved and issued a zoning permit as a Boat House under this or any prior bylaw, and any structure at or near the Shoreline (other than a Single-Family Dwelling) a substantial portion of which has been or is being used for the storage of boats and related items.

Bluff. A high steep bank usually formed by erosion.

Cleared Area: An area where naturally occurring Vegetative Cover, soil, tree canopy, or Duff has been permanently removed or altered. Cleared Area includes but is not limited to grass lawns, gardens, landscaped areas, Impervious Surfaces, and area that has been cleared for wastewater or potable water supply systems. These areas are inferior to naturally occurring Vegetative Cover in absorbing runoff, preventing erosion, and providing wildlife habitat. Areas of Vegetative Cover that have been managed

according to the requirements of §8.5(B) Vegetation Protection Standards will not be counted as Cleared Area.

Development. Any human-made change to improved or unimproved real estate, including but not limited to the construction, re-construction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any filling, grading, paving, excavation, earth moving, tree, shrub or ground cover removal, storage of equipment or materials, or the extension of use of land.

Duff: Leaf litter plus small fragments of plants and organic debris that provide a spongy substrate that absorbs the energy of falling water and allows runoff to infiltrate the soil.

Enlargement: Any increase in the size of a structure including but not limited to any increase in volume, height, habitable living area, footprint, or Area of Encroachment.

Exterior Structural Alteration: A change in the dimensions or location, or a rearrangement or reconfiguration of a structure's roof or any exterior wall including, but not limited to, an increase in height, addition of dormers, change in roof slope, or the enclosure of a porch or deck. Exterior Structural Alteration does not include normal repair and maintenance.

Floor Area for Boat Houses: The total gross area of all floors of a building expressed in square feet, measured from the outside surfaces of exterior walls.

Impervious Surface. Any manmade surfaces from which precipitation runs off rather than infiltrates. Impervious Surface includes any constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to Development. Examples include paved and unpaved roads, roofs, out buildings, decks, footpaths, patios, parking areas, concrete or asphalt driveways, and any Impervious Surface associated with wastewater or potable water supply systems.

Lake³. For purposes of the Shoreland Protection District regulations in Article 8 and the regulations for other water resources in §3.9, the term Lake means a lake or pond greater than 10 acres in the Town of Greensboro: Caspian Lake, Eligo Lake, Long Pond, Horse & Mud Ponds, and Little Eligo Lake. The phrase "from the Lake" means "from the Mean Water Level of the Lake".

Mean Water Level. The normal summer (June 1 – September 15) water level, measured in feet above sea level, of Lakes as determined by an average of water level readings available over time or as established by the Agency of Natural Resources.

Mitigation. An action required of a shoreland property owner designed to compensate for lost Shoreland Buffer or increased Impervious Surface or Cleared Area. See §8.4(G) and Figures 8C and 8D of this bylaw. Examples include, but are not limited to, planting appropriate non-invasive native vegetation according to Shoreland Best Management Practices, runoff capture, infiltration features, rain barrels, or other similar approaches.

³ A Lake is defined in Vermont state statutes as a body of standing water, including ponds and reservoirs, that may have natural or artificial water level control. Artificial off-stream ponds entirely on one owner's property and reservoirs specifically constructed for snowmaking, water storage, golf course irrigation, stormwater management, and fire suppression shall not be considered lakes.

Natural Berm: A natural rise of land along a lake, built by centuries of ice pressure pushing the land up in winter, and then partially eroded by snow melt, rain and wave action in the spring and summer. A Berm is stabilized by the roots of trees and shrubs.

Natural Ground Cover. Any herbaceous plant, woody seedling or shrub less than three feet in height. Natural Ground Cover shall also include naturally occurring leaf or needle litter, stumps, decaying woody debris, stones, and boulders. Natural Ground Cover shall not include lawns, landscaped areas, gardens, invasive species, exotic species, imported organic or stone mulches, or any artificial materials.

Project Site: The area of the proposed Development including any areas that will be cleared or disturbed, whether permanently or temporarily, during construction.

Protected Shoreland Area: All land located within 250 feet of the Mean Water Level of any Lake greater than 10 acres in the Town of Greensboro. (See the definition of Lakes.) Includes the Shoreland Buffer Zone. See Figure 8A.

Reconstruction: Rebuilding an existing or previously existing structure or any portion thereof, whether or not in the same location and with the same dimensions.

Relocation (of structures): Moving or reorienting a structure from its existing location or orientation to another.

Revegetation. Establishment of Vegetative Cover in a previously Cleared Area to restore the area to its naturally vegetated state exemplified by nearby undisturbed areas. Revegetated area includes a natural multilayered mix of trees, understory trees, shrubs, and Ground Cover and a variety of plant species. Plants shall be native, non-invasive, and naturally occurring in the local area. Those plants will be most successful in providing erosion control, bank stability and wildlife habitat. Duff shall be allowed to naturally restore; mowing, raking, and removal of dead plant material is not recommended. Turf grass is not an appropriate choice for Revegetation.⁴

Shoreland Best Management Practices. Approved activities, maintenance procedures, and other practices to prevent or reduce the effects of Impervious Surface or Cleared Area on water quality and natural resources as most recently issued by the Vermont Department of Environmental Conservation.⁵

Shoreland Buffer. The land abutting a Lake or pond consisting of trees, shrubs, Natural Ground Cover and an understory of plants that functions to filter runoff, control sediment and nutrient movement, control erosion and provide fish and wildlife habitat.

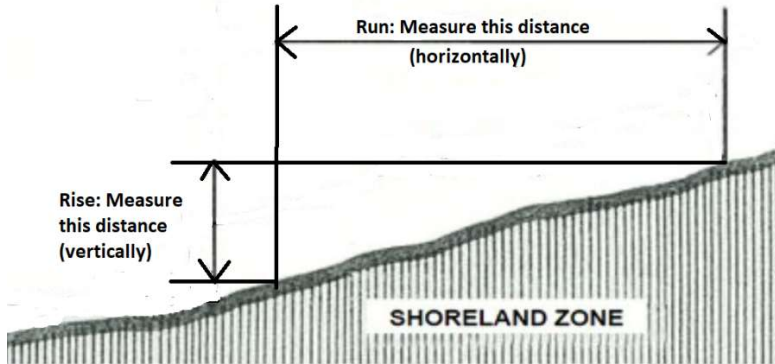
Shoreland Buffer Zone. In the Protected Shoreland Area, the width of land measured horizontally from the Mean Water Level at least 150 feet from all Lakes greater than 10 acres in the Town of Greensboro. The Shoreland Buffer Zone may exceed 150 feet if it includes a Bluff and/or a Steep Slope as defined in this Section. In that case, the Shoreland Buffer Zone shall include the entire Bluff and/or

⁴ See Vermont Department of Environmental Conservation's Shoreland Best Management Practices publications: *Lakeshore Buffers* and *Restore Natural Plant Communities*. See <https://dec.vermont.gov/watershed/lakes-ponds/lakeshores-lake-wise/bmp>.

⁵ See <https://dec.vermont.gov/watershed/lakes-ponds/lakeshores-lake-wise/bmp>.

Steep Slope and all land located up to 25 feet from the top of the Bluff and/or Steep Slope. See Figure 8A.

Slope. The distance the land rises vertically (Rise) over a horizontal distance (Run) expressed as a percentage. Horizontal distance is the distance between two points measured at a zero percent Slope; Run is not measured as the distance along the ground. Slope is measured perpendicular to elevation contours.



Steep Slope. Shoreland having Slopes equal to or greater than 15%.

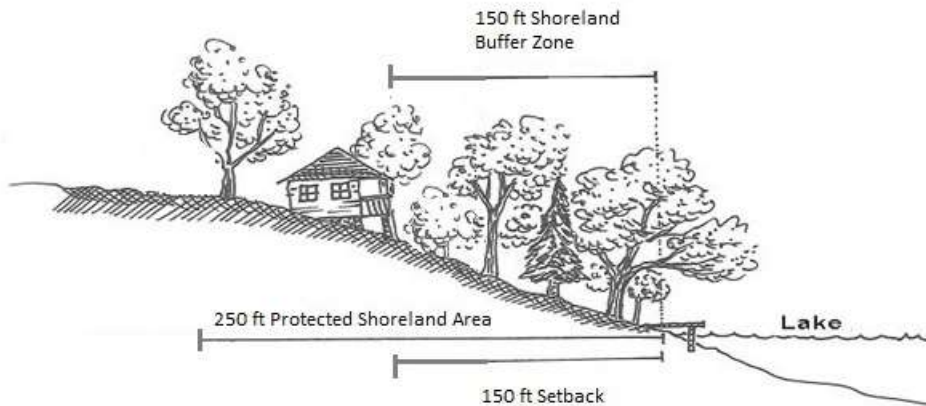
Vegetative Cover. Mixed vegetation within the Protected Shoreland Area consisting of trees, shrubs, groundcover, and Duff. Vegetative Cover shall not mean grass lawns, noxious weeds designated by the Secretary of Agriculture, Food and Markets, or nuisance plants such as poison ivy and poison oak designated by the Secretary of Natural Resources.⁶

§ 8.4 General Standards in the Shoreland Protection District

In the Shoreland Protection District, the Protected Shoreland Area includes all lands within 250 feet from the Mean Water Level and includes the Shoreland Buffer Zone, which is defined as all lands within 150 feet of the Mean Water Level. See Figure 8A. Land in the Protected Shoreland Area is characterized as either Cleared Area or Vegetative Cover. Cleared Area includes Impervious Surfaces.

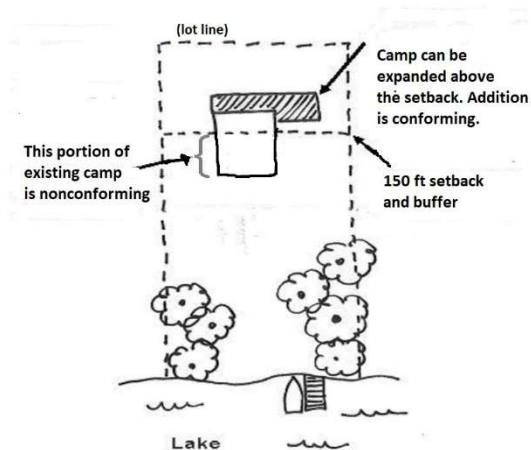
Figure 8A. Protected Shoreland Area and Shoreland Buffer Zone in the Shoreland Protection District

⁶ https://dec.vermont.gov/sites/dec/files/wsm/lakes/docs/Shoreland/lp_NoxiousNuisancePlants.pdf



(A) Shoreline Setback. Any areas proposed to be cleared or covered with Impervious Surface must be located at least 150 feet from the Mean Water Level except as otherwise expressly allowed under Article 8 or under a state permit. See Figure 8B.

Figure 8B. Example: Conforming Expansion of a Structure

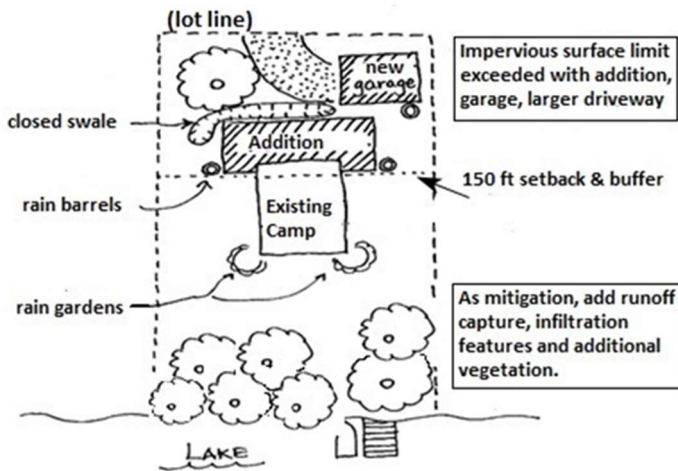


(B) Steep Slopes. Any Development as defined in §8.3 and §9.2, including creation of Cleared Area or Impervious Surface, grading, or fill, must be on a Project Site with a Slope of less than 15% as determined based on the most currently available lidar data from the state or by a current topographic survey of the Project Site prepared and stamped by a licensed Vermont surveyor. Grading and fill shall not create slopes of greater than 15%. DRB variance and conditional use approval is required for Development on a Slope greater than 15% or Development which creates slopes of greater than 15%; if approved, the DRB will require the applicant to submit plans prepared by a qualified professional⁷ demonstrating that the Slope will be stabilized with minimal potential for erosion and minimal negative impacts to water quality. The qualified professional preparing the plan must certify that the plan was installed as proposed.

⁷ Qualified professional shall be qualified by holding a professional engineering license, the Vermont ANR Natural Shoreland Erosion Control Certification, the Certified Professionals in Erosion and Sediment Control (CPESC) designation, or equivalent experience.

(C) Impervious Surface. The amount of Impervious Surface must not exceed 15% of the area on the parcel within 250 feet of the Lake. DRB variance and conditional use approval is required for the creation of Impervious Surface that will result in greater than 15% Impervious Surface after the proposed development is completed; if approved, the DRB shall require the applicant to submit plans prepared by a qualified professional demonstrating that stormwater runoff will be managed with minimal potential for erosion and minimal negative impacts to water quality. The qualified professional preparing the plan must certify that the plan was installed as proposed. See Figure 8C.

Figure 8C. Example of Plan to Compensate when Impervious Surface Limit is Exceeded



(E) Cleared Area/Vegetative Cover. Cleared Area must cover no more than 40% and Vegetative Cover must be maintained on at least 60% of the area on the parcel within 250 feet of the Lake. Vegetative Cover that is not managed in accordance with the Vegetation Protection Standards in §8.5(B) of this bylaw will be counted as Cleared Area. If the total Cleared Area within 250 feet of the Lake (including existing and new proposed Cleared Area) would be more than 40%, the landowner shall be required to Revegetate an area greater than or equal to the smaller of the proposed new Cleared Area or the amount by which total Cleared Area exceeds the allowed 40% in order to bring the lot into closer compliance with this provision. Revegetation is discussed in §8.3 and §8.4(G). The Revegetation plan shall be approved by either the DRB or the AO in accordance with which approval for the application is required by these bylaws; specific requirements will be determined per site based on existing conditions. When a permit is required in this district, the applicant shall be required to demonstrate that the conditions of §8.4(B, C, and D) are met. The application shall require the landowner to provide the current percent Slope of the Project Site. For projects within 250' of the Lake, the application will require the landowner to provide the percent of Impervious Surface and percent of Cleared Area on the parcel within 250' of the Lake, both currently existing and after the proposed project is completed but before Mitigation is implemented. The applicant shall provide data to assist in the verification of site conditions. If either the AO or the DRB has uncertainty about the data presented or if conflicting evidence has been presented to either the AO or the DRB, the consideration of the application shall be suspended until the AO or DRB obtains an independent assessment by a qualified professional satisfactory to the DRB and paid for by the applicant as allowed per §5.12.

(F) Management of Vegetative Cover in the Protected Shoreland Area shall comply with the provisions of Section §8.5 of this bylaw.

(G) **Mitigation.** Mitigation is an action required of a shoreland landowner to compensate for the adverse impacts of increased Cleared Area and Impervious Surface to bring the lot into closer compliance with development standards in the Protected Shoreland Area. The Mitigation plan shall be approved by the either AO or the DRB in accordance with which approval for the application is required by these bylaws. Mitigation measures will be determined per site based on existing conditions taking into account considerations including, but not limited to, the amount of Cleared Area in the Buffer Zone, the width of existing vegetation along the shoreline, and evidence of existing erosion and channelized stormwater runoff.

1. **Revegetation:** The primary Mitigation measure shall be Revegetation of existing Cleared Area. Preferred Revegetation locations are along the shoreline, on Slopes greater than 15%, and contiguous with existing Vegetative Cover. See Figure 8D of this bylaw. Revegetation is defined in §8.3 and can be accomplished by:
 - a. Planting appropriate native non-invasive vegetation naturally occurring in the local area to create a natural multilayered mix of trees, shrubs, groundcover, and duff with a variety of species and using Shoreland Best Management Practices.⁸
 - b. Establishing no-mow zones where the landowner stops mowing and maintaining lawn area to allow the area to return to non-invasive native vegetative cover over time.
 - c. Removal of non-conforming accessory structures and Revegetation of the area.
2. **Supplemental Mitigation measures** may also include but are not limited to:
 - a. Stormwater runoff capture using infiltration features, rain barrels, rain gardens, vegetated swales, or other similar approaches (see Figure 8C).
 - b. Improvements to existing pathways to reduce stormwater runoff and erosion through use of Shoreland Best Management Practices such as permeable pathway surface, switchbacks, water bars and infiltration steps.⁹
 - c. Bank stabilization projects (state Lake Encroachment permitting may be required).

(H) Roads and driveways shall comply with the standards in §8.9 of this bylaw.

(I) Development shall comply with the erosion prevention and sediment control standards in §8.10 of this bylaw. (J) Stormwater shall be managed through land development strategies and Shoreland Best Management Practices as recommended by the state in the [Vermont Low Impact Development Guide for Residential and Small Sites](#). Runoff from cleared or impervious areas within the Shoreland Protection District shall not enter the Shoreland Buffer Zone in channelized form.

⁸ See Vermont Department of Environmental Conservation's Shoreland Best Management Practices publications: *Lakeshore Buffers* and *Restore Natural Plant Communities*. See <https://dec.vermont.gov/watershed/lakes-ponds/lakeshores-lake-wise/bmp>.

⁹ See Vermont Department of Environmental Conservation's Shoreland Best Management Practices publications: *Planning Pathways, Infiltration Steps, Water Bars & Open-top Culverts*. See <https://dec.vermont.gov/watershed/lakes-ponds/lakeshores-lake-wise/bmp>.

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(K) Development shall comply with the applicable Flood Hazard Area regulations in Article 6 if it is located in the Special Flood Hazard Area.

(L) Wetlands. Any Development or clearing projects within a Class I or Class II wetland or associated wetland buffer (100' and 50' respectively) shall only occur in compliance with the Vermont Wetlands Rules. A state permit may be required. The Greensboro Wetlands Map can be viewed at the town offices.

§ 8.5 Management of Vegetative Cover in the Protected Shoreland

- (A) In the Protected Shoreland Area, the following activities are allowed and do not require a permit:
1. Management of vegetation according to Vegetation Protection Standards in §8.5(B).
 2. Lawns, gardens, and landscaped areas existing as of July 1, 2014, may be maintained. Individual trees that are not part of the natural vegetation, but part of gardens and landscaped areas existing as of July 1, 2014, may be pruned and cut. In the Shoreland Buffer Zone, existing lawns, gardens, and landscaped areas shall not be expanded or new ones created.
 3. Pruning of branches on the bottom third of a tree's height and removal of unsafe branches. Thinning of upper branches of trees for safety reasons is allowed if performed by a qualified professional so as not to damage the health of the tree.
 4. Removal of dead, diseased and dangerous trees.
 5. Removal of invasive species, nuisance plants and noxious weeds.
 6. Onshore planting projects to restore natural shoreline buffer and bank stabilization that implement Vermont Shoreland Best Management Practices and do not involve grading, hardened stabilization structures such as retaining walls and crib walls, or construction of structures, or any work in the Lake (including stone toes, riprap, or sea walls).
 7. Limited clearing and pruning of trees and shrubs for the creation and maintenance of one (1) Access Footpath per parcel to provide water access, no wider than 5 feet, is allowed and does not require a permit. See §8.7 for Access Footpath requirements and permitting for additional Access Footpaths.
 8. Creation and maintenance of views of the Lake from the primary structure provided that a broad unfiltered view of a structure's façade is not visible from the Lake. Lake view openings can be created by trimming the lower third of a tree's branches or by selectively removing individual trees according to the Vegetation Protection Standards in 8.5(B). The maintenance of existing hedges along the lakeshore is permitted.
 9. When the Shoreland Buffer Zone on a parcel is not already developed, the cutting or removal of vegetation under three (3) feet in height to create up to 250 SF of area within 25' and 150' from the Lake provided trees and the duff layer are not removed.
- (B) Vegetation Protection Standards: In the Protected Shoreland Area, property owners are not required to manage areas of Vegetative Cover, which can be left to grow naturally and undisturbed. When a property owner chooses to manage Vegetative Cover, the management of Vegetative Cover must comply with 10 V.S.A §1447 Lake Shoreland Vegetation Protection Standards, summarized here, in order to prevent water quality degradation, maintain healthy wildlife habitat, and preserve the benefits of lakes.
1. Applicability of Standards
 - (a) Within the Shoreland Buffer Zone (150' of the Lake), all existing natural vegetation must remain, and any management of existing natural vegetation must comply with the provisions of subsections (B) and (C) of this section §8.5, except when removal is allowed under subsection (A) or is approved by the DRB in conjunction with a Conditional Use or Variance.

(b) These Vegetation Protection Standards may be used for the management of Vegetative Cover beyond 150' of the Lake. Areas managed according to the requirements of subsections (B) and (C) of this section §8.5 shall not be counted toward the Cleared Area on a parcel.

2. The discretionary removal of trees is allowed, provided a well-distributed stand of trees and other existing natural vegetation is retained. Discretionary removal of a tree is the removal of a tree that is not dead, diseased, or dangerous. No discretionary removal of trees is allowed if such cutting will decrease the stand below minimum levels.¹⁰
3. To ensure the growth of replacement trees, no discretionary cutting of saplings under 2" in diameter is allowed if such cutting will decrease the number of such saplings below a minimum level.¹¹
4. All existing natural vegetative cover under three feet in height and other groundcover, including leaf litter, decaying woody debris and the forest duff layer, shall not be cut, covered or removed except as allowed in subsection (A) of this section §8.5.

(C) Any removal of vegetation shall be conducted to:

1. Prevent damage to surrounding healthy trees, limbs, saplings, and shrubs.
2. Minimize damage to Natural Ground Cover.
3. Prevent soil erosion and sedimentation reaching the Lake.
4. Leave all stumps and roots intact.

(D) In any inquiry regarding the removal or cutting of trees and other vegetation in violation of provisions of Article 8:

1. Enforcement of the provisions in Article 8 regarding tree and vegetation removal will follow the process in §5.13 Zoning Enforcement Policy.
2. The burden of proof that the removal/cutting of trees and other native vegetation was allowed under Article 8 shall be on the property owner. Proof may include: before and after photographs of the property that clearly show vegetation that has been removed; a sketch of the property showing the location of the vegetation removed; the before and after percentage of Cleared Area on the property within 250' of the lake; and photographs and written certification signed by an individual with knowledge of and experience in assessing tree health or plant identification that trees and limbs removed were unsafe or that vegetation was invasive.
3. Per §5.13(C) the owner shall be required to remedy or cure a violation. As a remedy, the property owner shall implement a restoration plan, paid for by the property owner. If the vegetation removal is significant, the restoration plan shall be designed by a qualified professional.

¹⁰ A well-distributed stand of trees is defined in 10 V.S.A. §1447(b). Examples of the minimum level of tree coverage within a 25'x25' area include (a) one tree of 12" in diameter plus one tree of 8-12" in diameter, or (b) three trees of 8-12" in diameter, or (c) 6 trees of 4-8" in diameter, or (d) 12 trees of 2-4" in diameter, or combinations of the above.

¹¹ Five saplings less than 2" in diameter, at 4.5 feet above ground, shall be maintained in each 25'x25' area. If five saplings do not exist, no woody stems less than 2" in diameter can be removed until five saplings have been planted or rooted in the plot.

§ 8.6 General Standards Within the Shoreland Buffer Zone

Lake shoreland will be protected from Development, including roads and driveways, by maintaining and/or establishing undisturbed naturally vegetated riparian buffers within the Shoreland Buffer Zone as follows:

- (A) Except as provided in Sections §8.4 §8.5, §8.6, §8.7 and §8.8 of this bylaw, no Development, as defined in Section §8.3, is allowed in the Shoreland Buffer Zone.
- (B) No new structures, except Boat Houses, are allowed within 150' of the Lake. No portion of any structure within 50 feet of the Lake shall be increased in height.
- (C) When an applicant with a parcel of land on which there is no habitable structure is unable to locate Cleared Area or Impervious Surface at least 150 feet from the Mean Water Level due to parcel size or physical characteristics of the land on the parcel, Development within 150 feet of the Mean Water Level requires variance approval and conditional use review by the DRB.
 - 1. The applicant must demonstrate that the new Cleared Area or Impervious Surface proposed within 150 feet of the Lake shall be located as far as possible from the Mean Water Level and at a minimum shall be no less than 25 feet from the Mean Water Level except for shoreline stabilization measures which are permitted under a Lake Encroachment Permit from the Vermont Agency of Natural Resources or activities which are allowed under §8.5 and §8.7 and implement Vermont Shoreland Best Management Practices.
 - 2. As a condition of approval, the DRB shall require the proposed Cleared Area or Impervious Surface within 150 feet of the Lake to be mitigated in accordance with §8.4(G) and Vermont Shoreland Best Management Practices as most recently publicized by the Vermont Department of Environmental Conservation (for more information, see <https://dec.vermont.gov/watershed/lakes-ponds/lakeshores-lake-wise/bmp>).
- (D) New roads and driveways shall not be constructed in the Shoreland Buffer Zone.
- (E) New lawn areas within the Shoreland Buffer Zone shall not be allowed. Property owners with lawn areas in the Shoreland Buffer Zone are encouraged to return lawn areas to the natural state through Revegetation. See §8.4(G)(1). Supplemental planting with appropriate vegetation to restore and enhance the effective filtering and bank stabilization functions of a Shoreland Buffer is encouraged. Areas that were once fields, lawns or cleared openings but have reverted to primarily shrubs, trees, or other woody vegetation are regulated as a buffer under these regulations.

- (F) Any areas within the Shoreland Buffer Zone that are disturbed as the result of the construction or installation of a permitted or conditional use or the expansion of a nonconformity and are not essential to the intended use of the Development shall be restored through Revegetation appropriate to the site and designated as “no mow zones.”¹² See §8.4(G)(1).
- (G) Riprap and retaining walls used for ornamental purposes or for terracing natural Slopes that disturb natural vegetation are not permitted within the Shoreland Buffer Zone.
- (H) There shall be no cutting into, disturbance of, or removal of any Natural Berm separating the lakeshore property from the Lake itself.

§ 8.7 Specific Uses Within the Shoreland Buffer Zone

A. Lake Access Footpaths.

1. General provisions for Access Footpaths:
 - a. An Access Footpath to the Lake shall be constructed according to Shoreland Best Management Practices to prevent erosion, avoid compaction, control runoff, and absorb water. Techniques include, but are not limited to, meandering pathways with gentle slopes, water bars, infiltration steps, and a permeable path surface of materials including, but not limited to, woodchips, pea stone, crushed stone and Erosion Control Mix¹³
 - b. Lake Access Footpaths should be designed only as wide as necessary but no wider than 5 feet including stairs, landings, and platforms. Lake Access Footpaths shall not be used for motorized vehicles; no new roads or driveways are allowed in the Shoreland Buffer Zone.
 - c. Access Footpaths and associated stairs shall follow existing contour lines with minimal disturbance of existing contours. The construction of any stairs shall follow Shoreland Best Management Practices.
 - d. Construction and maintenance of Access Footpaths shall involve limited clearing and pruning.
 - e. An Access Footpath within a wetland or associated wetland buffer shall only occur in compliance with the Vermont Wetlands Rules. A state permit may be required.
2. Approvals and Permitting:

¹² Turf grass is not an appropriate choice for Shoreland Buffer Revegetation.

¹³ See Vermont Department of Environmental Conservation’s Shoreland Best Management Practices publications, such as: *Planning Pathways, Infiltration Steps, Water Bars & Open-top Culverts*. See <https://dec.vermont.gov/watershed/lakes-ponds/lakeshores-lake-wise/bmp>.

- a. The creation and maintenance of one (1) Access Footpath per parcel to provide Lake access is allowed and does not require a permit.
 - b. The creation of an additional Access Footpath on a parcel to provide Lake access requires a permit approved by the Administrator Officer before construction commences.
 - c. If there is any existing Lake Access Footpath on a lakeshore parcel, then the existence or grant of a right-of-way on or over that parcel shall not be deemed to give either the property owner or the grantee any right to construct or otherwise create an Access Footpath to the Lake on or within that right-of-way without the approval and issuance of a permit from the Town.
3. Requirements for permits for additional Access Footpaths:
- a. The applicant must submit a site plan of the parcel showing: (i) the Lake frontage of the parcel and the boundary of the Shoreland Buffer Zone, (ii) the location and width of the proposed Access Footpath and any associated steps or landings, (iii) the location and width of any pre-existing Access Footpaths, (iv) the location of all existing structures, and (v) the location of any existing Cleared Area.
 - b. If Cleared Area exists in the Shoreland Buffer Zone, it is recommended that an additional Access Footpath be located in an existing Cleared Area (such as, an area of lawn-to-lake). If the construction of the additional footpath creates new Cleared Area in the Shoreland Buffer Zone, Mitigation shall be required to compensate for the creation of Cleared Area. See §8.4(G).
 - c. The applicant must provide construction details demonstrating that the Access Footpath will comply with Shoreland Best Management Practices¹⁴ creating minimal potential for erosion.
 - d. When an existing Access Footpath is compacted or shows signs of erosion or stormwater runoff along the footpath during rain events, the AO may require improvements to the existing footpath as a condition of approval for a new footpath.

B. Conditional Uses. The DRB may authorize the following activities within the Shoreland Buffer Zone, subject to the following provisions and subject to Conditional Use review procedures under §5.4.

1. Onshore Shoreland Buffer re-establishment and bank stabilization projects which involve grading, fill, removal of vegetation, hardened stabilization structures such as retaining walls or crib walls, or the creation of Impervious Surfaces. Note that any associated work beyond the Mean Water Level (including but not limited to fill, sea walls, retaining walls, docks, moving stones, and stone toes) requires a state Shoreland Encroachment Permit.¹⁵

2. **Boat Houses.** The construction, Reconstruction, Enlargement, Exterior Structural Alteration, or Relocation of a Boat House shall require a Conditional Use Permit and meet the following requirements.

¹⁴ See dec.vermont.gov/watershed/lakes-ponds/lakeshores-lake-wise/bmp

¹⁵ See www.anr.state.vt.us/dec/waterq/permits/htm/pm_encroachment.htm¹⁷ For example, a state wastewater permit may be required if interior space is reconfigured to add a bedroom.

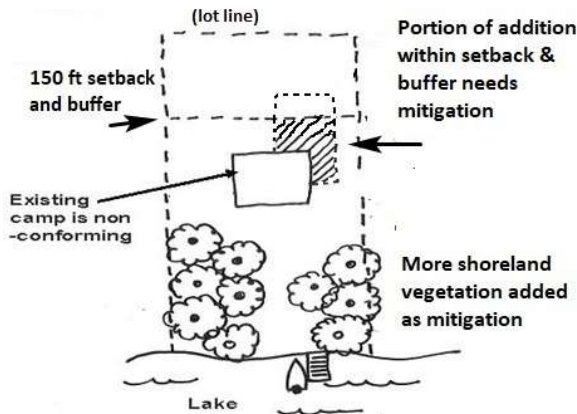
- a. A maximum of one (1) Boat House per tax lot is allowed in the Shoreland Buffer Zone.
- b. When clearing area and creating Impervious Surface during construction:
 - i. Stumps of any trees cut during the construction of the Boat House shall be left in the ground;
 - ii. Branches of any trees cut shall be chipped and distributed on area disturbed during construction;
 - iii. Provisions for adequate control of stormwater runoff shall be made.
- b. When a new or expanded Boat House is permitted on a developed lot with existing Cleared Area in the Shoreland Buffer Zone, Mitigation shall be required to compensate for the increased Impervious Surface and Cleared Area created by the Boat House project as per §8.4(G). The DRB shall require the applicant to return portions of the existing Cleared Area, of a size greater than or equal to the increase in Cleared Area, to a natural state by Revegetation determined per site so as not to increase the Cleared Area in the Shoreland Buffer Zone. Other erosion and stormwater runoff controls may be required.
- c. Boat House applications shall include a site map of the parcel showing (i) the existing development on the parcel including Access Footpaths, (ii) the existing elevation contours and existing Cleared Area, (iii) the location of the proposed Boathouse, and (iv) the location of any proposed new Cleared Area, Access Footpath from the Boathouse to the Lake, and new Access Footpath to the Boat House. The application will also include the floor plan of the proposed structure including locations of exterior doors and elevation(s) showing how the height of the structure is measured.
- d. A new Boat House
 - i. Shall be used only for the storage of boats and related items.
 - ii. Shall be constructed at least 25' behind the Mean Water Level. The provision §8.4(B) regarding construction on steep Slopes must be complied with.
 - iii. Shall not have plumbing.
 - iv. Shall not exceed 200 square feet of Floor Area.
 - v. Shall not exceed 15 feet in height.
 - vi. Shall not include any decks (including roof decks), porches or other similar appendages.
- e. Any reconstructed, modified, expanded, or relocated Boat House
 - i. Shall maintain its existing boat storage function.
Existing Nonconforming Uses for a Boat House may be maintained. However, the Floor Area and volume devoted to Nonconforming Uses shall not be increased.
 - ii. Shall not include any new or expanded plumbing.
 - iii. Shall not exceed 200 square feet in Floor Area or the existing Floor Area, whichever is greater.
 - iv. Shall not exceed a height of 15 feet. Portions of the existing structure higher than 15 feet can be maintained but shall not be increased in height.
 - v. Shall not include any new or enlarged decks (including roof decks), porches or similar appendages.

§ 8.8 Nonconforming Structures Within the Shoreland Buffer Zone

Nonconforming Uses and Structures within the Shoreland Buffer Zone are subject to the provisions of §8.4, §8.5, §8.6, §8.7, and §8.10 and the following:

- (B) (A) A Nonconforming Structure may undergo normal maintenance and repair without a permit provided that such action does not increase the Area of Encroachment and the degree of nonconformance and does not increase the size or change the location of the footprint. . Normal repair does not include any Enlargement, Reconstruction, Exterior Structural Alteration or Relocation. Exterior accessory appendages such as porches and decks may be replaced in place with structures of the same size and functionality with the approval of the AO. Interior renovations to a nonconforming structure are allowed without a Town zoning permit; however, state permits may be required.¹⁷ No portion of any structure within 50 feet of the Lake shall be increased in height.
- (C) No increase in the Area of Encroachment shall be allowed:
 - 1. For all nonconforming accessory structures, including accessory dwelling units, and nonconforming primary non-residential structures within 150 feet of the Lake.
 - 2. Within the minimum setback from a lot line with an adjoining property and the centerline of a public or private road right-of-way.
 - 3. Within 50 feet of the Lake.
- (D) Any approved increase in the Area of Encroachment of a Nonconforming Structure, including the addition of decks, porches or patios, shall not extend towards the Lake beyond the existing Area of Encroachment. See Figure 8D.

Figure 8D. Example of Expansion of a Non-conforming Structure in the Shoreland Buffer Zone with Mitigation by Adding Shoreland Vegetation



- (E) An adjacent patio that is an appendage to a non-conforming structure cannot be converted to another type of Encroachment.
- (F) Any Enlargement, Reconstruction, Exterior Structural Alteration or Relocation of a Nonconforming Structure in the Shoreland Buffer Zone is allowed only with the approval of the DRB, subject to conditional use review under Section 5.4. The DRB must determine that any

¹⁷ For example, a state wastewater permit may be required if interior space is reconfigured to add a bedroom.

Enlargement, Reconstruction, Exterior Structural Alteration or Relocation does not increase the degree of nonconformance as defined in §3.8 and does not increase the Area of Encroachment except as allowed in this §8.8.

1. Beyond 50 feet from the lake, any increase in the Area of Encroachment of a nonconforming primary residential structure shall not exceed 10% of such structure's existing Area of Encroachment and will be allowed only once after *[the enactment date of this bylaw revision]*. Any increase in the Area of Encroachment shall be compensated for through Mitigation under 8.4(G). The minimum size of the area of Revegetation required as a Mitigation measure shall be the size of the proposed increase in the Area of Encroachment or else the Mitigation measures shall include supplementary measures under §8.4(G)(2). Other restrictions in this bylaw may limit the amount by which the Area of Encroachment may be increased, including but not limited to parcel restrictions on Impervious Surface and Cleared Area and size restrictions on structures.
2. When an applicant applies to modify a Nonconforming Structure as a result of any Enlargement, Reconstruction, Exterior Structural Alteration, or Relocation without increasing the Area of Encroachment, the DRB may require the applicant to implement Mitigation measures under 8.4(G) to bring the lot into closer compliance with development standards in the Shoreland Buffer Zone.
3. A Nonconforming Structure can be relocated so that it is **less** nonconforming but still within the Shoreland Buffer Zone provided that the area from which the structure was moved shall be restored to a natural state by Revegetation with supplemental planting of appropriate native vegetation.

(G) No part of the Shoreland Buffer Zone shall be cleared to replace lawn areas lost as a result of any Enlargement, Reconstruction, Exterior Structural Alteration or Relocation of a Nonconforming Structure.

(H) Any Enlargement, Reconstruction, Exterior Structural Alteration or Relocation of a Nonconforming Structure shall comply with the erosion prevention and sediment control standards in Section 8.10 of these regulations.

(H) Any proposed increase in the Area of Encroachment in the Shoreland Buffer Zone that does not comply with this section §8.8 shall require both a variance approval and conditional use review by the DRB. The DRB shall specify, as a condition of any approval, the requirement for Mitigation to compensate for the increase in the Area of Encroachment. The size of the area of Revegetation required as a Mitigation measure shall, at a minimum, be the size of the proposed increase in the Area of Encroachment or else the Mitigation measures shall include supplementary measures under §8.4(G)(2). This provision 8.8(H) does not apply to Boat Houses which are regulated under §8.7.

§ 8.9 Roads and Driveways Within the Shoreland Protection District

All roads and driveways in the Shoreland Protection District shall comply with the following standards. A permit is not required for repair and maintenance of existing public or private roads that is done in compliance with this section and Shoreland Best Management Practices.

- A. Roads and driveways shall be properly crowned to allow stormwater to flow immediately off the surface into surrounding vegetation or a stabilized ditch. Water bars can also be utilized to intercept water flowing lengthwise down the surface and transfer it off to the side into vegetation or ditched areas.
- B. Banks shall have a Slope of 50% or less.
- C. Grades shall be no steeper than 10%. New roads or driveways crossing Steep Slopes shall be avoided.
- D. Drainage ditches with Slopes less than 5% shall be lined with grass and run-off ditches; Slopes greater than 5% shall be lined with riprap.
- E. Drainage ditches shall empty, in a diffused manner, into vegetated buffer strips set back at least 150 feet from the water's edge.
- F. Adequate and correctly installed cross drains, culverts, and water turnouts shall be provided to avoid ditch erosion.
- G. New and existing driveways shall not be paved but shall use road materials such as a mix of crushed gravel and fines (not bank run gravel) so the particles 'lock' together. See Vermont Department of Environmental Conservation's Shoreland Best Management Practices publication, *Driveways and Lake Roads*.

§ 8.10 Shoreland Protection District Erosion Prevention and Sediment Control Standards

- A. The extent of earthwork, erosion potential, and protection of critical features shall be considered in site selection and design. Site selection shall consider existing topography, existing drainage courses, vegetation and soil conditions. Erosion prevention and sediment control measures shall be well thought-out early in the selection process.
 - 1. Development of a lot or site shall require the least possible amount of vegetation clearing, soil disturbance, exposure time, soil compaction and topography change.

2. Lot coverage and building footprints shall minimize site disturbance and preserve large areas of undisturbed space. Environmentally sensitive areas shall be a priority for preservation.
3. Runoff from above the construction site shall be intercepted and directed around the disturbed area into an undisturbed vegetated area.
4. Vegetated strips and swales, sediment traps, and silt fences shall be used to prevent soil from leaving the site.
5. There shall be no soil compaction outside the construction disturbance area, which shall be identified and delineated in the field with appropriate safety or landscape fencing. In areas outside the disturbance area, there shall be no storage of construction vehicles, construction materials, or fill, nor shall these areas be used for circulation.
6. Immediate seeding and mulching or the application of an erosion control mat shall be completed at the conclusion of each phase of construction, or at the conclusion of construction if not phased. Use only matting with non-fixed net joints so animals will not get trapped in the matting.

B. Pre-Development Submission Requirements

1. An existing condition site assessment providing Slope profiles, existing gradients, sensitive natural communities, and site features that aid in stormwater management such as natural drainage ways and areas of Vegetative Cover.
2. A map drawn to scale showing (a) existing Development on the parcel and (b) the location, extent and type of proposed Development and land disturbance and its proximity to the Shoreland Buffer Zone and Lake. The plan shall include consideration of low impact development concepts as recommended in the [Vermont Low Impact Development Guide for Residential and Small Sites](#).
3. An erosion and sediment control plan that incorporates accepted management practices as recommended by the state in [The Low Risk Site Handbook for Erosion Prevention and Sediment Control](#). Any construction activity that disturbs one or more acres of land, or is part of a larger development plan that will disturb an acre or more requires a Vermont state permit for stormwater discharges from construction sites.

Eligo Lake Shoreland Protection District – Boundary Description

Being all and the same land within the following bounds:

beginning at the intersection of the Craftsbury Town line and the westerly edge of Eligo Lake;

thence southerly along the edge of Eligo Lake to the outlet brook at the southern end of the lake;

thence southwesterly along the outlet brook to the culvert under Vermont Route 14;

thence from said culvert southwesterly along a straight line perpendicular to Vermont Route 14 for a distance of 300 feet;

thence northerly along a line running parallel to and 300 feet westerly of Vermont Route 14 to the intersection of said line and the Craftsbury town line;

thence northeasterly along the Craftsbury town line to the point of beginning.

Eligo Lake Resource District – Boundary Description

Being all and the same land within the following bounds:

Beginning at the junction of Whetstone Brook Road and Craftsbury town line;

Thence traveling southerly on Whetstone Brook Road onto Town Highway 23 (Bayley- Hazen Road);

Thence continue traveling southerly on HWY 23 to intersection with North Shore Road, Lake Shore Road and Lakeview Road (Campbells Corner);

Thence traveling westerly onto Town HWY 47 (Lakeview Road) to intersection with Overlook Road;

Thence traveling in a straight line westerly to the South outlet of Eligo Lake and connecting to Eligo Lake Shoreland Protection District;

Thence traveling north along the Eastern shoreline of Eligo Lake to the Craftsbury Town line;

Thence traveling northeast along the Craftsbury town line to the point of beginning.